

074.0

0005

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

762,300 / 762,300

USE VALUE:

762,300 / 762,300

ASSESSED:

762,300 / 762,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SAMKO WILLIAM/ETAL	
Owner 2: SAMKO MARY KAY	
Owner 3:	
Street 1: 2 TWIN CIRCLE DR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION
This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 2163 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

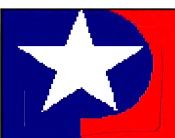
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7575	Sq. Ft.	Site			0	70.	0.85	5									453,077						453,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7575.000	309,200		453,100	762,300		47014
							GIS Ref
							GIS Ref
							Insp Date
							10/11/18

**PATRIOT Properties Inc.****USER DEFINED**

Prior Id # 1:	47014
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	03:32:08
Print	
Last Rev	
Date	Time
10/30/20	08:40:27
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		TAX DISTRICT		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	309,200	0	7,575.	453,100	762,300
2021	101	FV	297,900	0	7,575.	453,100	751,000
2020	101	FV	298,000	0	7,575.	453,100	751,100
2019	101	FV	295,300	0	7,575.	459,500	754,800
2018	101	FV	295,300	0	7,575.	343,000	638,300
2017	101	FV	295,300	0	7,575.	310,700	606,000
2016	101	FV	295,300	0	7,575.	297,700	593,000
2015	101	FV	246,200	0	7,575.	252,400	498,600

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
8/19/2020	888	Redo Bat	25,000	C					10/11/2018	MEAS&NOTICE	CC	Chris C									
									12/3/2008	Meas/Inspect	345	PATRIOT									
									4/12/2000	Inspected	276	PATRIOT									
									11/5/1999	Mailer Sent											
									10/15/1999	Measured	264	PATRIOT									
									12/1/1981		MM	Mary M									

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

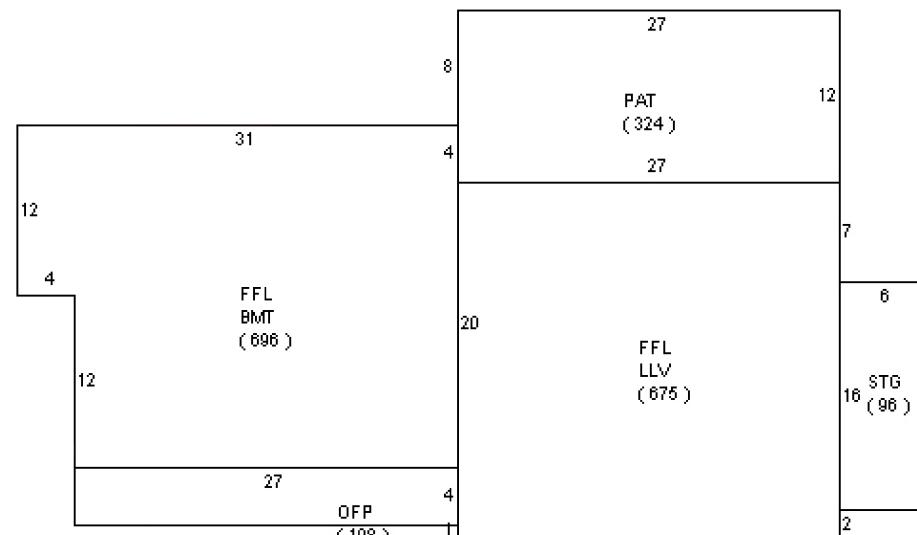
Type:	21 - Split Level	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE/RED BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SCITCLE.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1961
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 15%
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	26.4 %

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99129504
Adj \$ / SQ:	133.825
Other Features:	98759
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420098
Depreciation:	110906
Depreciated Total:	309192

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.21
Special Features:	0	Val/Su Net:	94.56
Final Total:	309200	Val/Su SzAd:	225.53

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 074.0-0005-0019.0

More: N

Total Yard Items:

Total Special Features:

Total:



AssessPro Patriot Properties, Inc